

## Preliminary Land Use Service (PLUS)

**Delaware State Planning Coordination**

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

1. Project Title/Name: Greenlea Place

2. Location: South of Market Street East, East of Burton Street

3. Parcel Identification #: Gorlich – 1-35.15.132.01 Wagmon – 1-35.15.13.85-104,1-35.15.13.106-113,1-35.15.13.114-120,1-35.15.14.1-7,1-35.15.17.232-252,1-35.15.18.1-48.

4. County or Local Jurisdiction Name: Georgetown

5. Owner's Name: Lillian O. Gorlich	Mary H. Green HRS Wagmon c/o Sallie L. Jones
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Address: 808 E. Market Street	31 Rolling Road
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City: Georgetown, DE 19947	Rehoboth Beach, DE 19971
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Phone:	Fax:	Email:
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6. Applicant's Name: Gemcraft Homes, Inc.

Address: 2205 Commerce Road, Suite A

City: Forest Hill	State: MD	Zip: 21050
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Phone: 410.893.8458	Fax: 410.803.9025	Email: lparrish@gemcrafthomes.com
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7. Engineer/Surveyor Name: Morris & Ritchie Associates, Inc.

Address: 404 S. Bedford Street, Suite 5

City: Georgetown	State: DE	Zip: 19947
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Phone: 302-855-5734	Fax: 302-855-0157	Email: kmcbride@mragta.com
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8. Please Designate a Contact Person, including phone number, for this Project: J. Kevin McBride, Principal

**Information Regarding Site:**

9. Area of Project(Acres +/-): 38.110 AC

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☒ Community ☐ Developing ☐ Environmentally Sensitive  
☐ Secondary Developing ☐ Rural

11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." No

12. Present Zoning: UR-1 (Residential)

13. Proposed Zoning: UR-1 (Residential)

14. Present Use: Agriculture

15. Proposed Use: Residential

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:  
Agriculture

17. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☐

Sussex ☒

Suburban ☐

Inside growth zone ☐

Town Center ☒

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☐

Low Density ☐

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)  
Service Provider Name: Town of Georgetown

What is the estimated water demand for this project? 121 UNITS X 300 GPD = 36,300 GPD

How will this demand be met? Georgetown Public Water

19. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)  
Service Provider Name: Town of Georgetown

20. If a site plan please indicate gross floor area: N/A

21. If a subdivision: ☐ Commercial ☒ Residential ☐ Mixed Use

22. If residential, indicated the number of number of Lots/units: 121 Gross Density of Project: 3.18 Net Density 4.57

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. If residential, please indicate the following:

Number of renter-occupied units: N/A

Number of owner-occupied units: 121

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units (61 UNITS – 50%)

☒ Move-up buyer – if checked, how many units (48 UNITS – 40%)

☒ Second home buyer – if checked, how many units (12 UNITS - 10%)

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: < 1%  
Square Feet: 1560 ± SF

Proposed Use: % of Impervious Surfaces: 42.5%  
Square Feet: 705,670 ± SF

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? 0.0 AC How much forest land will be removed? 0.0 AC

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres

☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☒ Yes ☐ No

If yes, please list name: Eli Walls Ditch

30. List the proposed method(s) of stormwater management for the site: 3 Stormwater Management Retention Ponds

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Tax ditch, storm drain system on Market Street, SWM pond on adjacent parcel (Delmarva Christian High School)

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 1.93 Acres 84,100 Square Feet

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active / Passive Recreation

Where is the open space located? Strategically located throughout site

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? Sidewalks on Burton Street from East Market Street to Spruce Street. Storm drain and tax ditch improvements to Railroad Avenue.

34. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No

Acres on-site that will be permanently protected N/A

Acres on-site that will be restored N/A

Acres of required wetland mitigation N/A

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Temporary sediment traps converted to permanent wet ponds (in series)

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No Large canopy trees will be planted around ponds.

36. Will this project generate additional traffic? ☒ Yes ☐ No

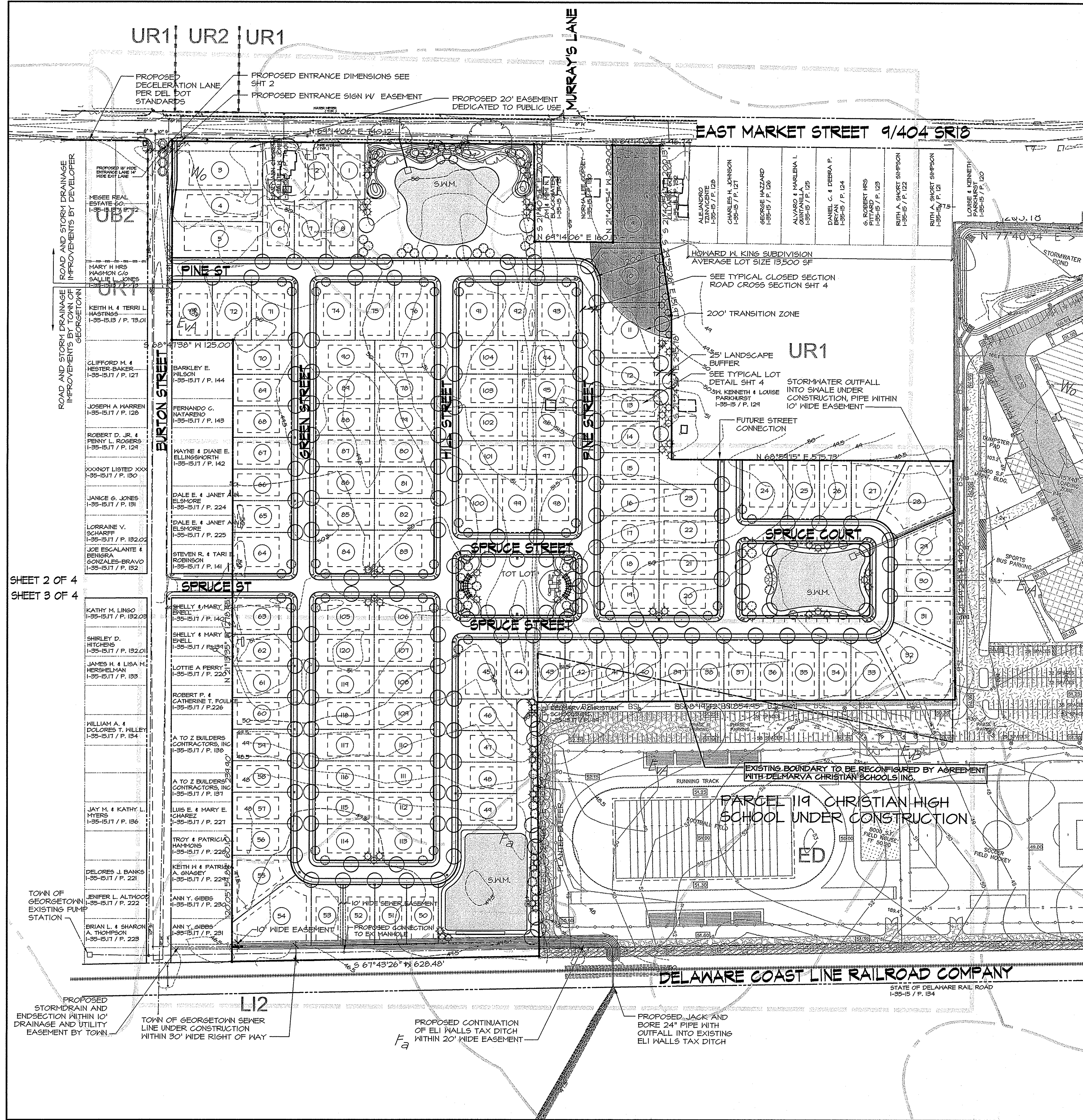
How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season ? 1,210 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0.0%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. 2 connections to Burton Street via Pine Street and Spruce Street, one lane each way, 24' (50' row).

<p>38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Spruce Street to adjacent parcel 129</p>
<p>40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>41. Is this site in the vicinity of any known historic/cultural resources or sites? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If "Yes," please indicate what will be affected (Check all that apply)</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)  <input type="checkbox"/> Sites (archaeological)  <input type="checkbox"/> Cemetery         </div> <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If required for permits.</p>
<p>42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No              If yes, please List them:</p>
<p>44. Please make note of the time-line for this project:              Preliminary Plan approval July 2004, Engineering &amp; Permitting October 2004, Begin Construction November 2004, Build Out 3-4 years</p>
<p>I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>_____ Signature of property owner or contract buyer</p> <p>_____ Signature of Person completing form (If different than property owner)</p> </div> <div style="width: 45%;"> <p>_____ Date</p> <p>_____ Date</p> </div> </div>
<p>This form should be returned to the Office of State Planning electronically at <a href="mailto:Dorothy.morris@state.de.us">Dorothy.morris@state.de.us</a> <b>along with an electronic copy of any site plans and development plans for this site.</b> Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. <b>Please be sure to note the contact person</b> so we may schedule your request in a timely manner.</p>





- LEGEND:**
- EXISTING CONTOUR
  - EXTERIOR PROPERTY LINE
  - ADJACENT PROPERTY LINES
  - SOILS LINE AND LABEL
  - PROPOSED R.O.W.
  - STORMWATER MANAGEMENT POND (SWM)
  - STREET LIGHT

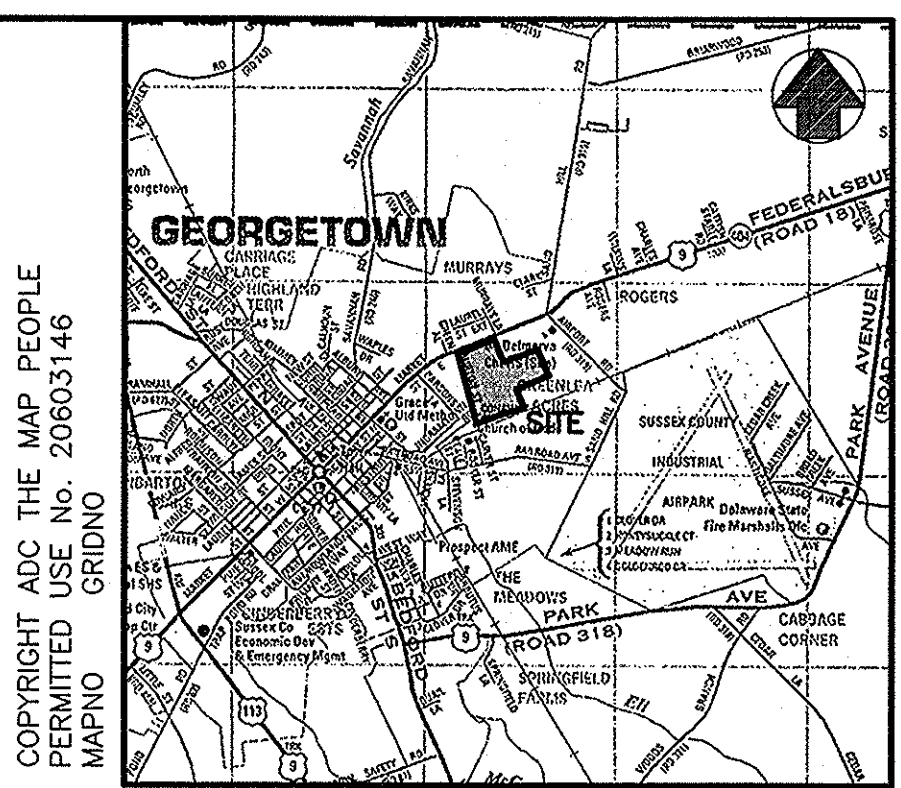
**SITE DATA:**

1. DEVELOPER: GEMCRAFT, INC.  
2205 COMMERCE ROAD  
SUITE A  
FOREST HILL, MD 21050

2. EXISTING PROPERTY/ZONING INFORMATION:
- | OWNER   | DISTRICT | MAP  | PARCEL  | EX. ZONING | ACRES     |
|---|----------|------|---------|------------|-----------|
| Lillian O. Gorlich<br>800 E. MARKET STREET<br>GEORGETOWN, DE 19447                            | I-35     | I5   | 132.01  | URI        | 12.48     |
| Mary H Green HRS Magmon<br>C/O SALLIE L. JONES<br>31 ROLLING ROAD<br>REHOBOTH BEACH, DE 19471 | I-35     | 1513 | 85-104  | URI        | 3.45      |
| Mary H Green HRS Magmon   | I-35     | 1513 | 106-113 | URI        | 1.37      |
| Mary H Green HRS Magmon   | I-35     | 1513 | 114-120 | URI        | 1.20      |
| Mary H Green HRS Magmon   | I-35     | 1514 | 1-7     | URI        | 1.33      |
| Mary H Green HRS Magmon   | I-35     | 1517 | 232-252 | URI        | 3.61      |
| Mary H Green HRS Magmon   | I-35     | 1518 | 1-48    | URI        | 8.74      |
| TOTAL EXISTING LOTS   |          |      |         |            | 32.23 AC  |
| TOTAL AREA (INCLUDES ROW), BASED ON SURVEY AND BOUNDARY DETERMINATION                         |          |      |         |            | 38.110 AC |
3. MINIMUM LOT/BUILDING SETBACKS:
- A. SINGLE FAMILY DETACHED DWELLING
- MIN. FRONT YARD: 25'  
MIN. SIDE YARD: 10' EACH SIDE  
MIN. REAR YARD: 10'  
MIN. LOT WIDTH: 60'  
MIN. LOT DEPTH: 120'  
MIN. LOT AREA: 7200 SF  
MAX. BUILDING HEIGHT: 35' (3 STORIES)
4. PROPOSED INFORMATION:
- A. NUMBER OF DWELLINGS: 121  
SINGLE FAMILY DETACHED DWELLINGS:  
121 (65' x 120' = 7800 SF) LOTS
5. NET DEVELOPMENT AREA
- |                                     | AC             |
|-------------------------------------|----------------|
| A. TOTAL TRACT                      | 38.11 AC       |
| B. ROAD R.O.W. (INCLUDES 30' ROW)   | 7.90 AC        |
| C. OPEN SPACE (REQUIRED 1.91 AC 5%) | 1.93 AC (5%)   |
| D. SWM PONDS                        | 1.78 AC        |
| E. NET LOT AREA (A-B+C+D)           | 26.50 AC (10%) |
6. DENSITY CALCULATIONS: 121 LOTS / 38.11 AC = 3.18 UNITS/ACRE
7. THE PROJECT WILL BE CONSTRUCTED AS A SINGLE PHASE DEVELOPMENT OVER APPROXIMATELY 4 YEARS.
8. VERTICAL DATUM - NAVD 88  
HORIZONTAL DATUM - DELAWARE STATE PLANE NAD 83/91
9. THIS SITE LIES OUTSIDE OF ANY MAPPED FLOOD ZONES PER FEMA FIRM MAP 10005C0325F, EFFECTIVE DATE JUNE 16, 1915

**LOT AREA TABLE:**

LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)
1	7611	61	7800
2	7611	62	7800
3	7611	63	7800
4	7611	64	7800
5	7611	65	7800
6	7611	66	7800
7	7611	67	7800
8	7611	68	7800
9	7611	69	7800
10	7611	70	7800
11	7611	71	7800
12	7611	72	7800
13	7611	73	7800
14	7611	74	7800
15	7611	75	7800
16	7611	76	7800
17	7611	77	7800
18	7611	78	7800
19	7611	79	7800
20	7611	80	7800
21	7611	81	7800
22	7611	82	7800
23	7611	83	7800
24	7611	84	7800
25	7611	85	7800
26	7611	86	7800
27	7611	87	7800
28	7611	88	7800
29	7611	89	7800
30	7611	90	7800
31	7611	91	7800
32	7611	92	7800
33	7611	93	7800
34	7611	94	7800
35	7611	95	7800
36	7611	96	7800
37	7611	97	7800
38	7611	98	7800
39	7611	99	7800
40	7611	100	7800
41	7611	101	7800
42	7611	102	7800
43	7611	103	7800
44	7611	104	7800
45	7611	105	7800
46	7611	106	7800
47	7611	107	7800
48	7611	108	7800
49	7611	109	7800
50	7611	110	7800
51	7611	111	7800
52	7611	112	7800
53	7611	113	7800
54	7611	114	7800
55	7611	115	7800
56	7611	116	7800
57	7611	117	7800
58	7611	118	7800
59	7611	119	7800
60	7611	120	7800



**OWNERS CERTIFICATION**

I, AS OWNER OF THE PROPERTY SHOWN, HEREBY APPROVE THESE PLANS FOR DEVELOPMENT AS SHOWN OR OTHERWISE NOTED.

*Lillian O. Gorlich* 3/3/04  
Lillian O. Gorlich  
800 E. MARKET STREET  
GEORGETOWN, DE 19447  
Date

*Sallie L. Jones* 3/2/04  
Sallie L. Jones  
C/O SALLIE L. JONES  
31 ROLLING ROAD  
REHOBOTH BEACH, DE 19471  
Date

*Mary Ann Chapman* 3/2/04  
Mary Ann Chapman  
C/O MARY ANN CHAPMAN  
30475 EAST MILL RUN  
MILTON, DE 19160  
Date

**OWNERS CERTIFICATION**

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE EQUITY OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS SUBDIVISION PLOT PLAN AND THE STREETS, LANES, AVENUES AND PARK AREAS HEREON SHOWN WITH THE SECTION APPROVED FOR DEVELOPMENT ARE DEDICATED FOR THE GENERAL USE OF THE TRAVELING PUBLIC AND FOR THE USE OF THE ADJUTING PROPERTY OWNERS. THIS DEDICATION SHALL IMPOSE NO DUTY NOR OBLIGATION UPON THE TOWN OF GEORGETOWN RESPECTING THE MAINTENANCE AND IMPROVEMENT OF THE DEDICATED STREETS, LANES, AVENUES AND PARK AREAS, UNLESS OTHERWISE AGREED BY THE TOWN OF GEORGETOWN.

*William R. Butcher* 3/2/04  
William R. Butcher  
Date

**THIS PLAN CONFORMS TO THE APPROVED GEORGETOWN SUBDIVISION REGULATIONS.**

GEORGETOWN TOWN ENGINEER \_\_\_\_\_ Date \_\_\_\_\_

**THIS PLAN HAS MET THE APPROVAL OF THE GEORGETOWN PLANNING COMMISSION.**

GEORGETOWN PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ Date \_\_\_\_\_


**THIS PLAN WAS APPROVED BY THE TOWN COUNCIL ON \_\_\_\_\_**

GEORGETOWN TOWN MANAGER \_\_\_\_\_ Date \_\_\_\_\_

**APPLICANT'S ENGINEER**

I, the undersigned, hereby certify that I am a registered professional engineer in the state of Delaware and that the plan shown and described herein, other than the property boundary and topography, is true and correct to the accuracy required by accepted standards and practices and by the GEORGETOWN Subdivision and Land Development regulations to the extent that it describes the proposed manner and layout of this subdivision.

*Kenneth Martin Jacob* 3/3/04  
Kenneth Martin Jacob  
DE LICENSE NO. #10282  
Date



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS  
404 S. BEDFORD STREET, SUITE 5  
GEORGETOWN, DE 19947  
(302) 855-5734  
FAX (302) 855-0157  
www.mragta.com

**ENGINEERS SEAL**

DATE	REVISIONS	JOB NO.	13205
04/07/04	REVISED LOTS 12 & 13 TO 13,500 SF MIN & ELIMINATED 1 LOT	SCALE:	1"=100'
05/27/04	ELIMINATED LOTS 9 & 10, ELIMINATED SPRUCE ST. POND, RECONFIG. SPRUCE CT. POND.	DATE:	03/03/04
		DRAWN BY:	GMM/BAS
		DESIGN BY:	JKM
		REVIEW BY:	JKM
		SHEET:	1 OF 4

**FOR**

**GREENLEA PLACE**  
EAST MARKET STREET  
GEORGETOWN, DELAWARE  
19947

**PLANT PLAN**

**SUSSEX COUNTY**







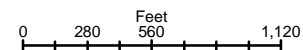
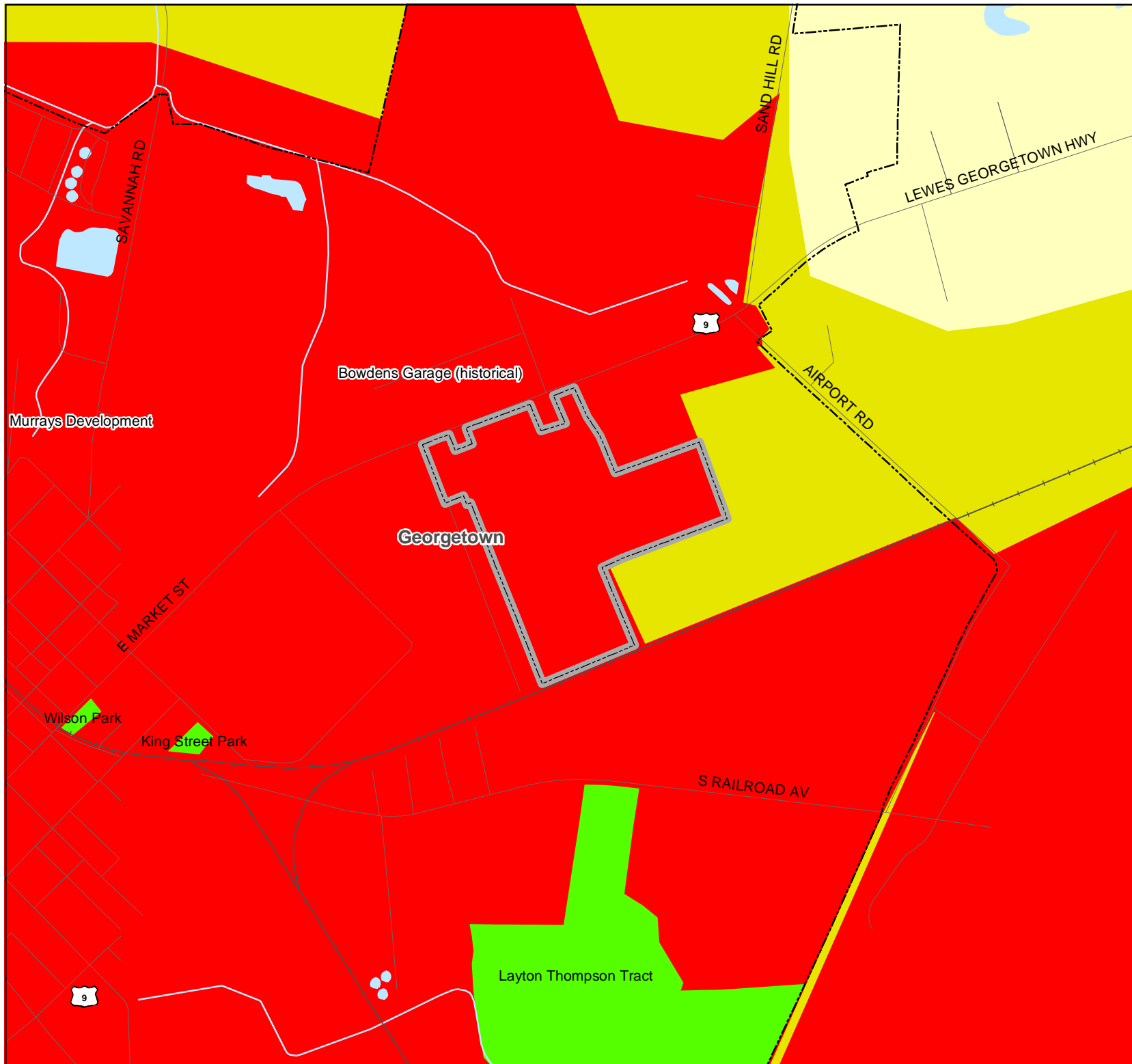
# Preliminary Land Use Service (PLUS)

Greenlea Place  
2004-06-16

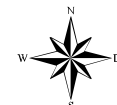
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

## State Strategy Level

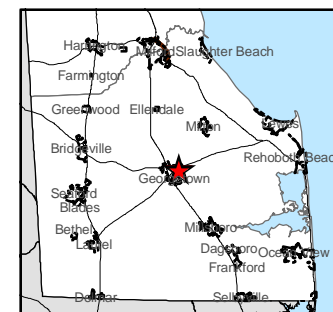
-  Community
-  Developing Area
-  Secondary
-  Sensitive Rural



1:10,000



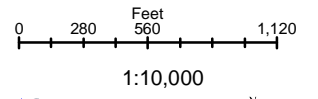
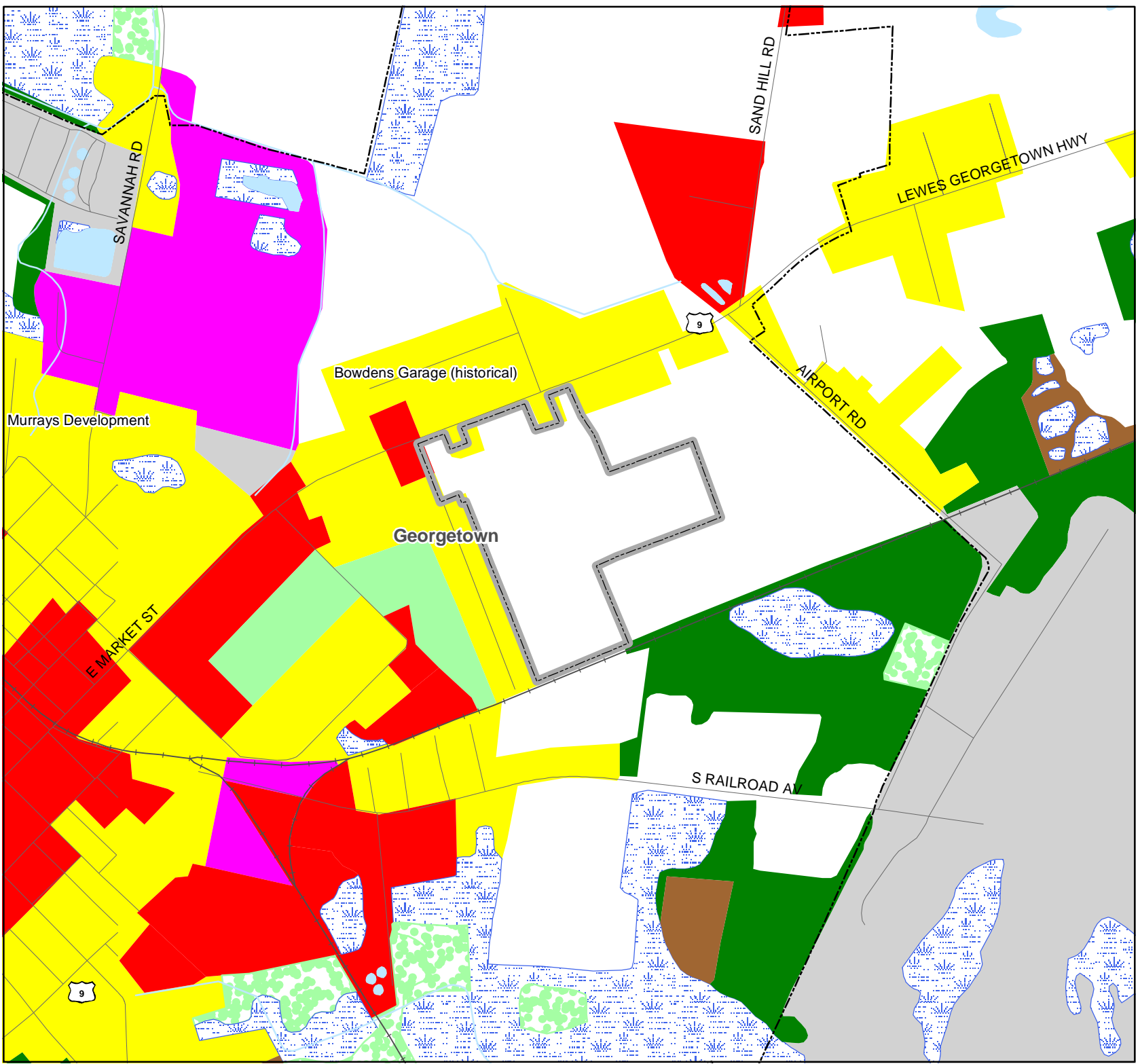
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[www.state.de.us/planning](http://www.state.de.us/planning)



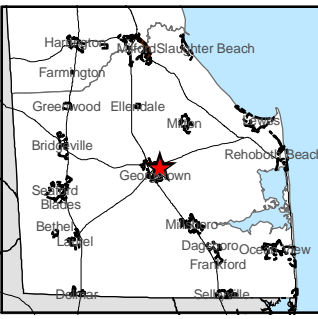
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Greenlea Place  
2004-06-16

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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[www.state.de.us/planning](http://www.state.de.us/planning)



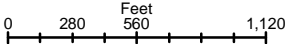


Preliminary Land Use Service (PLUS)

Greenlea Place  
2004-06-16

2002 False-Color  
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:10,000



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[www.state.de.us/planning](http://www.state.de.us/planning)

